

July 2023

Dumbleton Conservation Society Newsletter

HOW TO PROTECT OUR VILLAGE & OBJECT TO THE CURRENT PLANNING APPLICATION

Dear Villager,

If you agree with the Parish Council and the Dumbleton Conservation Society, please object to planning application No. 23/00569/FUL for Golden Hay Field.

If approved, this development will **irrevocably change the character** of the village and could create a planning precedence for future development behind Dairy Lane, Blacksmiths Lane, and other locations in the village. For more, please contact Darren Price and Pete Stanley at peterst1607@gmail.com.

Planning officers must read every representation and Tewkesbury Borough Council will look at the number individual comments. **Every adult** in a household can send an individual objection. Below you will find details of how to object and some of the considerations you may choose to include.

The latest date for comments is Tuesday 1st August 23:59.

Some of the concerns for our village include:

- Dumbleton is not designated as a Services village. It has a very low score for services and facilities (no shop, school, children's play area, or tennis club and has a very limited bus service) so cannot support the proposed number of houses.
- There is no up-to-date evidence of a clear need for the volume of Affordable Housing proposed and is disproportionate to the needs of the village. The applicant refers to an old GRRC Housing Needs Assessment which is out-of-date and is no longer valid. The proposed housing growth in the village would be >8% and materially above the 5% set out as the maximum in the Adopted Local Plan.
- The design and layout of the development clearly allows for further development of the remaining land with space for another 20-25 properties.
- The proposed development introduces a sub-urban style street and houses to an edge of settlement location.
- The height and mass of the properties will dwarf those around Golden Hay, in some cases 3.3m taller than adjacent properties. The design is not in keeping with the village setting or the Cotswold AONB, and there will inevitably be noise and light pollution affecting both humans and wildlife.
- The development includes parking for 32 cars plus 9 garages and with extra delivery vehicles will create a significant increase in the number of vehicle journeys within the village. This will exacerbate road safety issues on Main Street where there is not enough room for two cars to pass.

- Access to the Golden Hay Field is on a very tight blind bend and the corner by Bank Farm is used by large farm vehicles and articulated lorries. These additional vehicle journeys will increase the danger of collisions.
- Gloucestershire Highways reported on the previous application for this site in 2022: "The Highways Authority therefore concludes that given the location of the site, there are no realistic transport choices other than private vehicle to gain access to the site. The proposal would be car dominated and fails to address sustainable transport; these matters cannot be mitigated."
- The development will harm a habitat important to the rarest UK bat species. There will be significant ecological impact, including on bats (a recent independent survey of the site recorded 11 of 17 UK Bat species that are ALL protected and suggests the open ground and greenfield sites around the village are vital for foraging), and possibly other legally protected species such as newts and hedgehogs.
- The proposed development is outside of the village settlement boundary however it fails to meet the tests of "small scale" and the tests for a Rural Exceptions site.
- The applicants drainage survey does not account for surface water flooding that occurs in the southwest corner of the site and has not recorded any communication with Severn Trent Water.
- The site contributes to the open nature of the village fringes and is visible from public footpaths around the village. As the site is situated within the Cotswold AONB and Dumbleton Conservation Area it clearly contributes to the character of the settlement. As such it is not a "hinterland" as suggested by the applicant.
- A Freedom of Information Request shows that the applicant has not included material detail from pre-application enquiries, for example: The Strategic Housing and Enabling Officer states that "Cross Subsidy via market housing is **not** required". The Heritage Conservation Officer is not supportive of the design of the houses and the Tewkesbury Conservation Specialist stated that "The house designs are particularly unsympathetic and unsuitable".
- The applicant claims that there are "unobstructed views" across the site but ignore the fact that the finished levels of the houses will make them substantially higher than the surrounding listed buildings removing views enjoyed by villagers and visitors to the AONB.
- A recent survey, commissioned by the promoter suggests a possible Roman villa on site and that the site is of High archaeological interest.



Please use the above as suggestions and do not simply cut and paste.

Please send objections by email to: developmentapplications@tewkesbury.gov.uk and clerk@dumbleton-parish-council.org.uk, and if you are happy to, optionally peterst1607@gmail.com (for DCS information).

Planning Application no: 23/00569/FUL can be found in the Planning section at the Parish Council website, www.dumbleton-parish-council.org.uk and on the Tewkesbury Borough Council planning portal, www.tewkesbury.gov.uk/planning